

110.0

0002

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

642,300 / 642,300

USE VALUE:

642,300 / 642,300

ASSESSED:

642,300 / 642,300


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
82		ORIENT AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: PHILLIPS GEORGE IRWIN IV &	
Owner 2: PHILLIPS BRENDA CALDWELL	
Owner 3:	

Street 1: 82 ORIENT AVENUE
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

PREVIOUS OWNER
Owner 1: WOLFORD ALEXANDRE T -
Owner 2: WOLFORD DANIELLE L -
Street 1: 82 ORIENT AVENUE
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1911, having primarily Wood Shingle Exterior and 1285 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS
Item
Z
o
n
Census:
Flood Haz:
D
s
t

SINGLE FA	100	water
		Sewer
		Electri
Exempt		

Topo	8	Ledge
Street		
Gas:		

LAND SECTION (First 7 lines only)
Use
Code
LUC
Fact
No of Units
Depth /
Price/Units

Sq. Ft.	Site
5000	

Land Type	LT	Base	Unit	Adj	Neigh	Neigh	Neigh	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt	Spec	J	Fact	Use Value	Notes
														399,000					399,000	

0	70.	1.14	6

Prime NB Desc	ARLINGTON

Total:	399,000	Spl Credit

Total:	399,000

1 of 1

Residential

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642,300 / 642,300

User Acct
70265
GIS Ref
GIS Ref
Insp Date
10/26/18

USER DEFINED

Prior Id # 1:	70265
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	07:36:39
LAST REV	
Date	Time
09/05/19	15:26:16
apro	
8611	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT		Parcel ID		110.0-0002-0008.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size
2022	101	FV	240,700	2,600	5,000.
2021	101	FV	233,700	2600	5,000.
2020	101	FV	233,600	2600	5,000.
2019	101	FV	207,100	2600	5,000.
2018	101	FV	207,100	2600	5,000.
2017	101	FV	207,100	2600	5,000.
2016	101	FV	207,100	2600	5,000.
2015	101	FV	196,000	2600	5,000.

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
WOLFORD ALEXAND	62514-60		8/23/2013		449,000
DAVIS ANN M	47025-424		2/28/2006		402,000
STEINHOUSE ANDR	27904-555		11/24/1997		200,000

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name						
3/14/2011	147	New Wind	17,710					REPL 18 WINDOWS		10/26/2018	MEAS&NOTICE	HS	Hanne S						
10/30/2006	941	Manual	5,000					remove chiney inst		11/22/2008	Meas/Inspect	201	PATRIOT						
5/22/1996	210		8,200					NEW FRONT ENTRY		10/20/2006	MLS	HC	Helen Chinal						
6/7/1995	311	Manual	2,000					REPAIR SILLS		2/29/2000	Inspected	276	PATRIOT						
										2/3/2000	Measured	264	PATRIOT						
										12/1/1981		KM							

Sign: VERIFICATION OF VISIT NOT DATA / /

